

Rudy N. Garcia
Commissioner, District 3



Katherine Miller
County Manager

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager

FILE REF.: BCC CASE # LIQ 19-5030 Santa Fe Craft Cider, LLC Winegrowers Liquor License/Wholesaler Liquor License

N13-1

SUMMARY:

The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC), Chapter 8, Section 8.10.3, Planned District Santa Fe Community College District (CCD). The site is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC). Table 8.44: CCD Use Table illustrates the uses allowed within the above mentioned zoning district subject to all other applicable standards of the SLDC.

The CCD Use Table allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol) and Tap or Tasting Room as a Permitted Use. Manufacturing is illustrated in the CCD Use Table, as a Conditional Use.

The initial approval of this development (Turquoise Trail Business Park) was granted under Community College District Ordinance (CCD) No. 2000-12, adopted by the Santa Fe County Board of County Commissioners on September 11, 2007. The CCD Ordinance listed manufacturing as an "Eligible Use". Ordinance No. 2000-12, Section 5.A.1 stated, "eligible uses may be proposed anywhere within a zone in which they are allowed pursuant to the Land Use Table."

This site has historically been utilized by some type of small scale manufacturing business.

Existing uses, on this site, not allowed in Table 8.44 are covered in Chapter 1, Section 1.11.3 of the SLDC which states, "development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval."

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. The Liquor Control Act requires the Board of County Commissioners (BCC) to conduct a public hearing on the request to grant a Winegrowers Liquor License (with on premises consumption, patio service, and package sales) and a Wholesaler Liquor License at this location. In accordance with the Liquor Control Act the BCC may disapprove the issuance of the license if the location is within three hundred feet of any church or school; the issuance would be in violation of zoning or an ordinance; or the issuance would be detrimental to public health, safety or morals of the residents of the local option district.

Legal notice of this request has been published in accordance with the Liquor Control Act by publishing notice before the hearing twice in the Santa Fe New Mexican on February 10, 2019 & February 25, 2019.

A complete Application was submitted on February 5, 2019.

Growth Management staff has reviewed this request for compliance with pertinent Code requirements and finds the following facts to support this submittal: CCD Use Table 8.44 allows the requested use; Chapter 1, Section 1.11.3 validates existing uses which were previously approved by the County prior to enactment of the SLDC; the Applicant has met the State of New Mexico requirements for noticing.

APPROVAL SOUGHT:

Approval of a Winegrowers Liquor License (License No. 1117199) with on premises consumption, patio service (Tap or Tasting Room), and package sales and a Wholesaler Liquor License (License No. 1117201).

GROWTH MANAGEMENT

AREA:

Community College District PD-1, SDA-1

STAFF RECOMMENDATION: Approval of a Winegrowers License (License No. 1117199), with on premises consumption, patio service, and package sales and a Wholesaler Liquor License (License No. 1117201) to be located at 21 Bisbee Court, Suite C.

EXHIBITS:

- 1- Letter of Intent
- 2- Alcohol and Gaming Division Letter of Preliminary Approval
- 3- Zoning Statement
- 4- Site Plan
- 5- Floor Plan
- 6- Aerial of Site
- 7- Table 8.44: CCD Use Table
- 8- Section 1.11.3

LETTER OF INTENT

FROM: Santa Fe Craft Cider, LLC
DBA: Santa Fe Cider Works

TO: Mr. Jose Larranaga
Santa Fe County Building and Development

Subject: Request for Zoning Letter, 21 Bisbee Ct, Ste C

Sir,

As requested, here is the information regarding our address change/zoning approval for business operations to the above referenced address.

Santa Fe Craft Cider, LLC is a manufacturing and wholesaling hard cider business with upcoming on-site Tap Room. Santa Fe Cider Works, has standard operating hours from 0900-1700, Monday through Friday. As needed for other sales, business activities, or operations, hours will be extended as needed and permitted by law to meet operations and sales requirements. Santa Fe Craft Cider, LLC currently has two full-time employees with hope of expansion to three by end of year 2019. Only nominal operation waste, cleaning wastewater (non-biohazard) from cleaning the on-site fermentation equipment, and apple pomace are produced during the manufacturing process. Apple pomace can be disposed of through city and county waste disposal or by donation to local ranchers as animal feed.

For more information regarding this request, please contact Mr. Brian Percy at (252) 412-1002 or brianpercy@hotmail.com.


BRIAN W. PERCY
Owner, Santa Fe Craft Cider, LLC



NB-4



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

PO Box 25101 • Santa Fe, New Mexico 87504-5101
Phone (505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/alcoholandgaming

January 31, 2019

Certified Mail No.: 9171 9690 0935 0155 1534 67

Michelle Lujan Grisham
Governor

Marguerite Salazar
Superintendent

Vacant
Deputy Superintendent

Claudia Armijo
Deputy General Counsel

Debra Lopez
Acting Director

Jose Larranaga, Development Review Team Leader
Commercial Development, Zoning Statements, Liquor Licenses, Cell Towers
102 Grant Avenue
Box 276
Santa Fe, NM 87504

RE: Lic. No. /Appl. No.: Application No. 1117199
Name of Applicant: Santa Fe Craft Cider, LLC
Doing Business As: Santa Fe Cider Works
Proposed Location: 21 Bisbee Court, Ste. C, Santa Fe, NM 87508

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement. Should the Local Governing Body be unable to meet one of these requirements, please send a Request for Waiver/Extension by email to the assigned AGD Hearing Officer listed on page 2.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken by the Alcohol & Gaming Division;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING A WINEGROWER LIQUOR LICENSE WITH ON PREMISES CONSUMPTION AND PACKAGE SALES (CURRENTLY APPLICANT HAS OWNERSHIP IN WINEGROWER LICENSE NO. 60057 WHICH WILL BE CANCELLED UPON APPROVAL OF THIS APPLICATION)

NB-5

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions
Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Utilities Division
(505) 476-4580

EXHIBIT

2

Within thirty (30) days after the Public Hearing, the governing body shall notify the Alcohol and Gaming Division of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,



Charmaine Martinez, Hearing Officer
New Mexico Regulation & Licensing Dept. | Alcohol & Gaming Division
Phone: (505) 476-4804 Fax: (505) 476-4595
Email: charmaine.martinez2@state.nm.us

Enclosures:

1. Original Page 1 of the Application (*must be signed and returned w/notices of publication*)
2. Copy of Page 2 of the Application
3. Copy of Zoning Statement
4. Copy of Floor Plan

RECEIVED

DEC 26 2018



New Mexico Regulation and Licensing Department | Alcohol and Gaming Division [Page 1] Revised 10-16
PO Box 25101 Santa Fe, NM 87504 5101 | Phone: (505) 476 4875 Fax: (505) 476 4595

ALCOHOL & GAMING DIVISION

AGD USE ONLY: Payment Application Fee \$ 200 Received on: 12-27-18 Receipt No. 2147989
License Fee \$ _____ Received on: _____ Receipt No. _____
Application # 1117201 Local Option District: _____

WHOLESALE LIQUOR LICENSE APPLICATION

\$200.00 Application Fee, non-refundable. Check appropriate boxes:

TYPE OF WHOLESALE: (Licensing Fee due at Final) ☐ BEER [\$1,000] ☒ WINE [\$750] ☐ BEER & WINE [\$1,500]
☐ SPIRITS [\$1,500] ☐ SPIRITS & WINE [\$1,750] ☐ SPIRITS & BEER & WINE [\$2,500]
☐ LIMITED BEER** Based on Production, Master License No. _____ and _____
☐ LIMITED WINE** Based on Production, Master License No. _____ and _____

To Qualify for Limited Wholesaler, Applicant must hold a*Small Brewer / **Winegrower AND a Restaurant or Dispenser type License

APPLICANT IS: ☐ Individual ☒ Limited Liability Company ☐ Corporation ☐ Partnership (General / Limited)

NAME OF APPLICANT: (Company or Individual) Santa Fe Craft Cider, LLC TELEPHONE NUMBER 252-412-1002

Email Address (required): brianpercy@hotmail.com

MAILING ADDRESS: (include city, state, zip) 21 Bisbee Court Ste C Santa Fe, NM 87508

D/B/A Name to be used: Santa Fe Cider Works Business Phone #: (252) 412-1002

Physical location where license is to be used: (Include street number / highway number / state road, city, state, zip code and county)
21 Bisbee Court Ste C Santa Fe, NM 87508

Are alcoholic beverages currently being dispensed at the proposed location? ☒ Yes ☐ No If Yes, License # / Type: _____

Agent/Contact Person: Brian W. Percy Phone#: (252) 412-1002 Email: brianpercy@hotmail.com

I, (print name) Brian W. Percy, as (title) Owner/Manager
being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application;
that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations
herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.
You must sign and date before a Notary Public.

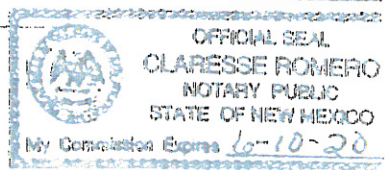
Signature of Applicant: [Signature] Date: 13 Dec 18

NOTARY PUBLIC USE ONLY: (State of New Mexico, County of Santa Fe)

SUBSCRIBED AND SWORN TO before me this 13th day of December, 20 18

By: Brian W. Percy Notary Public: [Signature]

My Commission Expires: 6-10-20



FOR LOCAL OPTION DISTRICT USE ONLY: Local Governing Body of: _____ City, County, Town, Village: _____

Public Hearing held on _____, 20____. Check one: ☐ Approved ☐ Disapproved

Signature and Title of City/County Official: _____

FOR ALCOHOL AND GAMING DIVISION USE ONLY: ☐ Approved ☐ Disapproved

Signed by Director: _____ Date: _____

NB-7



PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION

NMSA 60-6B-10

RECEIVED

1 26 2018

1. The land and building which is proposed to be the licensed premises is: (check one)

☐ Owned by Applicant, copy of deed/document attached ☒ Leased by Applicant, copy of lease document attached

☐ Other (provide details):

ALCOHOL & GAMING DIVISION

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s): ~~Pinon Properties~~ Bisbee Properties, LLC

B. Date and Term of Lease: 1 January 2019 for a period of one year

3. Premises location is Zoned (example C-1, see Zoning Statement):

☒ Zoning Statement attached, which must be obtained from the Local Government, listing the proposed location by address, Type of Zone, state whether alcoholic beverages are allowed at proposed location, and if applicable, whether packaged sales, patio service and/or manufacturing is allowable. If there is no zoning in the proposed location, attach Statement from the local government, indicating there is no zoning.

4. Distance* from nearest Church: (Property line of church to closest point of licensed premises - shortest distance)

Name of Church: Holy Family Episcopal Church

Miles/feet: 528 feet

Address/location of Church: 10 Bisbee Ct # A, Santa Fe, NM 87508

5. Distance* from nearest School: (Property line of school to closest point of licensed premises - shortest distance)

Name of School: Amy Biehl Community School

Miles/feet: 2.1 miles

Address/location of School: 310 Avenida Del Sur Santa Fe, NM 87508

6. Distance from military installation *(Property line of military installation to closest point of licensed premises - shortest distance.)

Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces),
Miles: 66.8 Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis)

7. Attach Detailed Floor Plan, must include the Total Square Footage of premises; List nearest cross street; Show which direction is North; Show each level (floor) where alcoholic beverages will be sold or consumed, exterior walls, doors, and interior walls; Patio Area with type of barrier used; Highlight Bonded Areas. The floor plan should be no larger than 8 1/2 x 11 inches and must be labeled with designated areas highlighted, which will reflect the proposed Licensed Premises.

8. Type of Operation: ☐ Hotel ☐ Lounge ☐ Package Grocery ☐ Restaurant ☐ Racetrack

☐ Small Brewer ☐ Craft Distiller ☒ Winery ☒ Wholesaler

☐ Other (specify):

*NOTE: If the distance is beyond 300 feet, but less than 400 feet, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.

NB-8



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

PO Box 25101 • Santa Fe, New Mexico 87504-5101
Phone (505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/alcoholandgaming

January 31, 2019

Certified Mail No.: 9171 9690 0935 0155 1534 67

Michelle Lujan Grisham
Governor

Marguerite Salazar
Superintendent

Vacant
Deputy Superintendent

Claudia Armijo
Deputy General Counsel

Debra Lopez
Acting Director

Jose Larranaga, Development Review Team Leader
Commercial Development, Zoning Statements, Liquor Licenses, Cell Towers
102 Grant Avenue
Box 276
Santa Fe, NM 87504

RE: Lic. No. /Appl. No.: Application No. 1117201
Name of Applicant: Santa Fe Craft Cider, LLC
Doing Business As: Santa Fe Cider Works
Proposed Location: 21 Bisbee Court, Ste. C, Santa Fe, NM 87508

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement. Should the Local Governing Body be unable to meet one of these requirements, please send a Request for Waiver/Extension by email to the assigned AGD Hearing Officer listed on page 2.

Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing twice during the 30 days prior to the hearing in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken by the Alcohol & Gaming Division;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made of the hearing.**

THE APPLICANT IS SEEKING A WINE WHOLESALER LIQUOR LICENSE
(CURRENTLY APPLICANT HAS OWNERSHIP IN WINE WHOLESALER LICENSE
NO. 68021 WHICH WILL BE CANCELLED UPON APPROVAL OF THIS
APPLICATION)

NB-9

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions
Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Utilities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

Within thirty (30) days after the Public Hearing, the governing body shall notify the Alcohol and Gaming Division of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,



Charmaine Martinez, Hearing Officer
New Mexico Regulation & Licensing Dept. | Alcohol & Gaming Division
Phone: (505) 476-4804 Fax: (505) 476-4595
Email: charmaine.martinez2@state.nm.us

Enclosures:

1. Original Page 1 of the Application (*must be signed and returned w/notices of publication*)
2. Copy of Page 2 of the Application
3. Copy of Zoning Statement
4. Copy of Floor Plan

RECEIVED

DEC 26 2018



New Mexico Regulation and Licensing Department Alcohol and Gaming Division (Page 1)
PO Box 25101 Santa Fe, NM 87504 5101 Phone: (505) 476 4875 Fax: (505) 476 4595

ALCOHOL & GAMING DIVISION

AGD USE ONLY: Payment Application Fee \$ 200 Received on: 12-27-18 Receipt No. 2147977
License Fee \$ 425.25 Received on: 12-27-18 Receipt No. 2147977
Application # 1117199 Local Option District: _____

WINEGROWER LIQUOR LICENSE APPLICATION

\$200.00 Application Fee, non-refundable.

Check appropriate boxes:

Application is for: ☒ New License ☒ Off-Site Location 1st, 2nd, 3rd Master License No. _____

Applicant is: ☐ Individual ☒ Limited Liability Company ☐ Corporation ☐ Partnership (General/Limited)

NAME OF APPLICANT: (Company or Individual)

TELEPHONE NUMBER

Santa Fe Craft Cider, LLC

(252) 412-1002

EMAIL ADDRESS (required): brianpercy@hotmail.com

MAILING ADDRESS: 21 Bisbee Court Ste C Santa Fe NM, 87508

D/B/A Name to be used: Santa Fe Cider Works

Business Phone #: (252) 412-1002

Physical location where license is to be used: (Include street number / highway number / state road, city, county, state, and zip code)
21 Bisbee Court Ste C Santa Fe NM, 87508

Are alcoholic beverages currently being dispensed at the proposed location? ☐ Yes ☒ No If Yes, License # / Type: _____

Agent/Contact Person: Brian W. Percy Phone#: (252) 412-1002 Email: brianpercy@hotmail.com

I, (print name) Brian W. Percy, as (title) Owner/Manager

being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.

You must sign and date before a Notary Public.

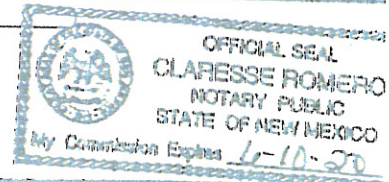
Signature of Applicant: Brian W. Percy Date: 13 Dec 18

NOTARY PUBLIC USE ONLY: (State of New Mexico, County of Santa Fe

SUBSCRIBED AND SWORN TO before me this 13th day of December, 20 18

By: Brian W. Percy Notary Public: Clarence Romero

My Commission Expires: 6-10-20



FOR LOCAL OPTION DISTRICT USE ONLY: Local Governing Body of: _____ City, County, Town, Village: _____

Public Hearing held on _____, 20____ Check one: ☐ Approved ☐ Disapproved

Signature and Title of City/County Official: _____

FOR ALCOHOL AND GAMING DIVISION USE ONLY: ☐ Approved ☐ Disapproved

Signed by Director: _____ Date: _____

NB-11



RECEIVED

2018 08 28

ALCOHOL & GAMING DIVISION

PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION

NMSA 60-6B

1. The land and building which is proposed to be the licensed premises is: (check one)

- ☐ Owned by Applicant, copy of deed/document attached ☒ Leased by Applicant, copy of lease/document attached
☐ Other (provide details):

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s): ~~Pinon Properties~~ Bisbee Properties, LLC

B. Date and Term of Lease: 1 January 2019 for a period of one year

3. Premises location is Zoned (example C-1, see Zoning Statement):

☒ Zoning Statement attached, which must be obtained from the Local Government, listing the proposed location by address, Type of Zone, state whether alcoholic beverages are allowed at proposed location, and if applicable, whether packaged sales, patio service and/or manufacturing is allowable. If there is no zoning in the proposed location, attach Statement from the local government, indicating there is no zoning.

4. Distance* from nearest Church: (Property line of church to closest point of licensed premises- shortest distance)

Name of Church: Holy Family Episcopal Church

Miles/feet: 528 feet

Address/location of Church: 10 Bisbee Ct # A Santa Fe, NM 87508

5. Distance* from nearest School: (Property line of school to closest point of licensed premises- shortest distance)

Name of School: Amy Biehl Community School

Miles/feet: 2.1 miles

Address/location of School: 310 Avenida Del Sur, Santa Fe, NM 87508

6. Distance from military installation * (Property line of military installation to closest point of licensed premises shortest distance.)

Name of Military Installation, ^{circle one} Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces),
Miles: 66.8 Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis)

7. Attach Detailed Floor Plan, must include the Total Square Footage of premises; List nearest cross street; Show which direction is North; Show each level (floor) where alcoholic beverages will be sold or consumed, exterior walls, doors, and interior walls; Patio Area with type of barrier used; Highlight Bonded Areas. The floor plan should be no larger than 8½ x 11 inches and must be labeled with designated areas highlighted, which will reflect the proposed Licensed Premises.

8. Type of Operation: ☐ Hotel ☐ Lounge ☐ Package Grocery ☐ Restaurant ☐ Racetrack
☐ Small Brewer ☐ Craft Distiller ☒ Winery ☒ Wholesaler
☐ Other (specify): None

*NOTE: If the distance is beyond 300 feet, but less than 400 feet, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.

NB-12

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

January 16, 2019

Santa Fe Craft Cider, LLC
21 Bisbee Court, Unit C
Santa Fe, New Mexico 87508

Re: Zoning Statement for Santa Fe Craft Cider, LLC located at 21 Bisbee Court, Santa Fe, New Mexico, 87508

Mr. Brian Percy:

This office has been asked to provide a zoning statement with respect to the above referenced property. Santa Fe Craft Cider, LLC, is proposing the manufacturing, wholesaling, and storage of hard cider, and a Tap Room, which fall under the general category of manufacturing plant, warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol) and Tap or Tasting Room.

The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC), Chapter 8, Section 8.10.3, Planned District Santa Fe Community College District (CCD). The site is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC). Table 8.44: CCD Use Table illustrates the uses allowed within the above mentioned zoning district subject to all other applicable standards of the SLDC.

The CCD Use Table allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol) and Tap or Tasting Room as a Permitted Use. Manufacturing is illustrated in the CCD Use Table, as a Conditional Use.

This site has historically been utilized by some type of small scale manufacturing business.

The initial approval of this development (Turquoise Trail Business Park) was granted under Community College District Ordinance (CCD) No. 2000-12, adopted by the Santa Fe County Board of County Commissioners on September 11, 2007. The CCD Ordinance lists manufacturing as an

"Eligible Use". Ordinance No. 2000-12, Section 5.A.1 states, "eligible uses may be proposed anywhere within a zone in which they are allowed pursuant to the Land Use Table.

Existing uses, on this site, not allowed in Table 8.44 are covered in Chapter 1, Section 1.11.3 of the SLDC which states, "development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval."

Although the SLDC, CCD Use Table illustrates manufacturing as a Conditional Use, staff has determined that: manufacturing has historically occurred on this site; and the manufacturing use can continue.

Based on the information listed above, staff has determined that the zoning (CCD-EC) on this site allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol), Tap or Tasting Room, and manufacturing.

If you have any questions contact me at 986-6225.

Sincerely,

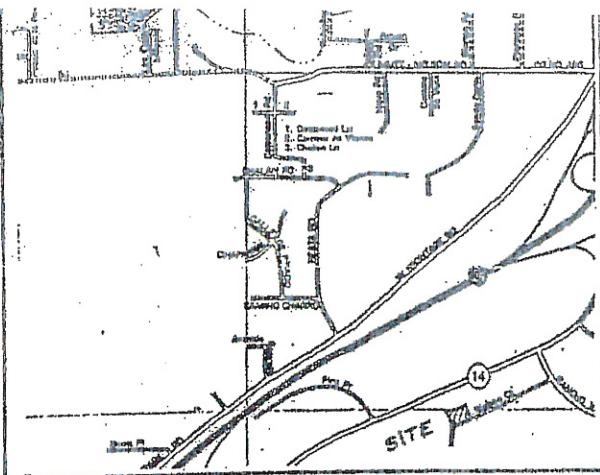


Vicki Lucero
Building and Development Services Manager

Cc; Jose E. Larrañaga
Development Review Team Leader

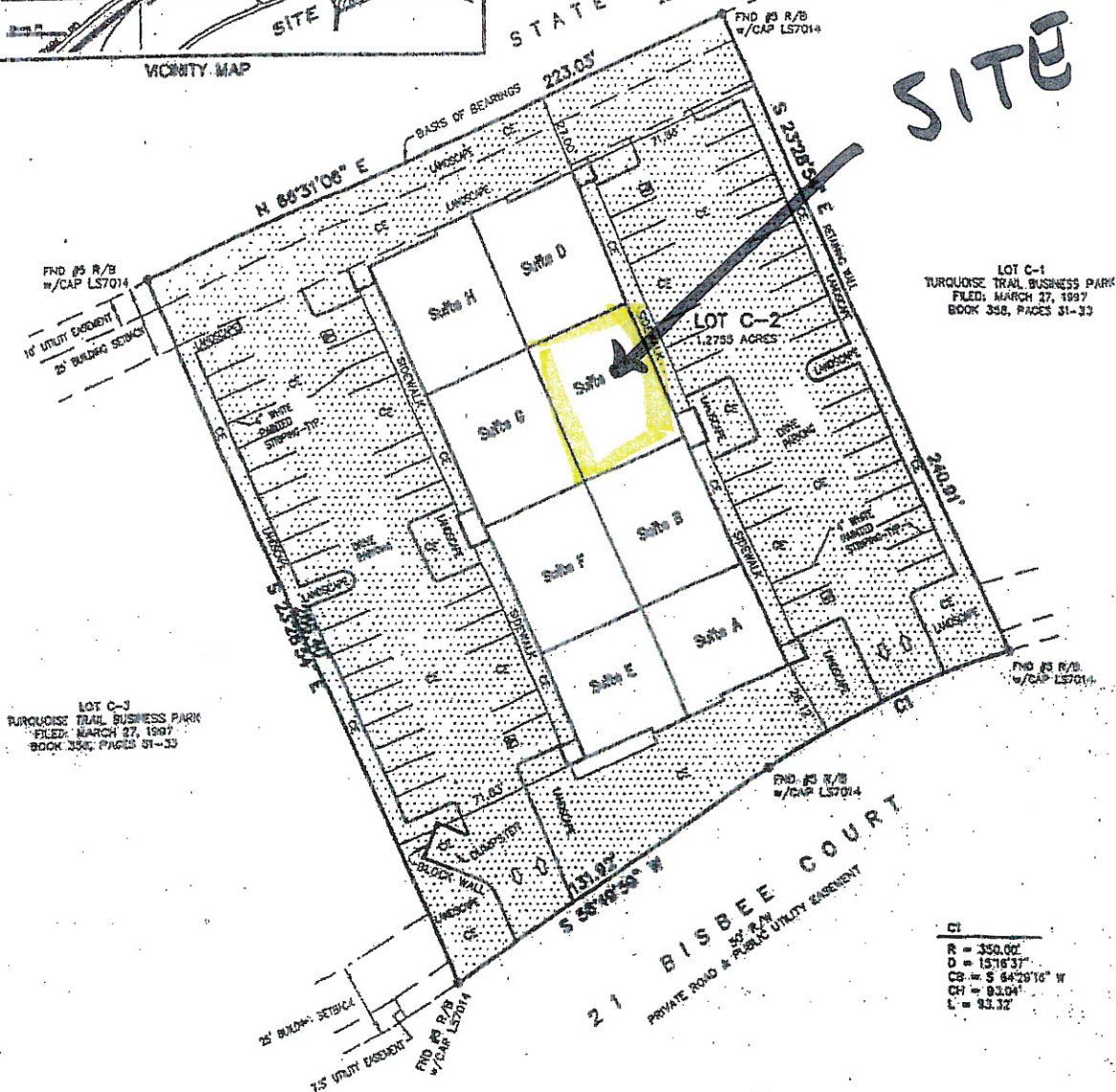
NB-14

SITE



WOMEN'S MAP

STATE ROAD No. 1A
200 R/W
FND #3 R/B
W/CAP L57014



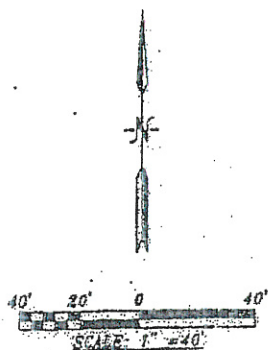
LOT C-3
TURQUOISE TRAIL BUSINESS PARK
FILED: MARCH 27, 1987
BOOK 156, PAGES 51-53

LOT C-1
TURQUOISE TRAIL BUSINESS PARK
FILED: MARCH 27, 1997
BOOK 348, PAGES 31-33

FND JS R/O.
6/CAP-1501.

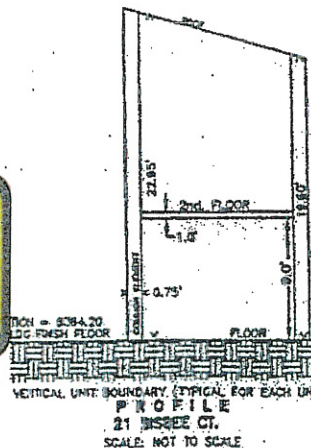
21 BISBEE COURT
PRIVATE ROAD & PUBLIC UTILITY EASEMENT

C1
 R = 350.00
 D = 1576.37
 CB = \$ 64.2916 W
 CH = 83.04
 E = 21.32

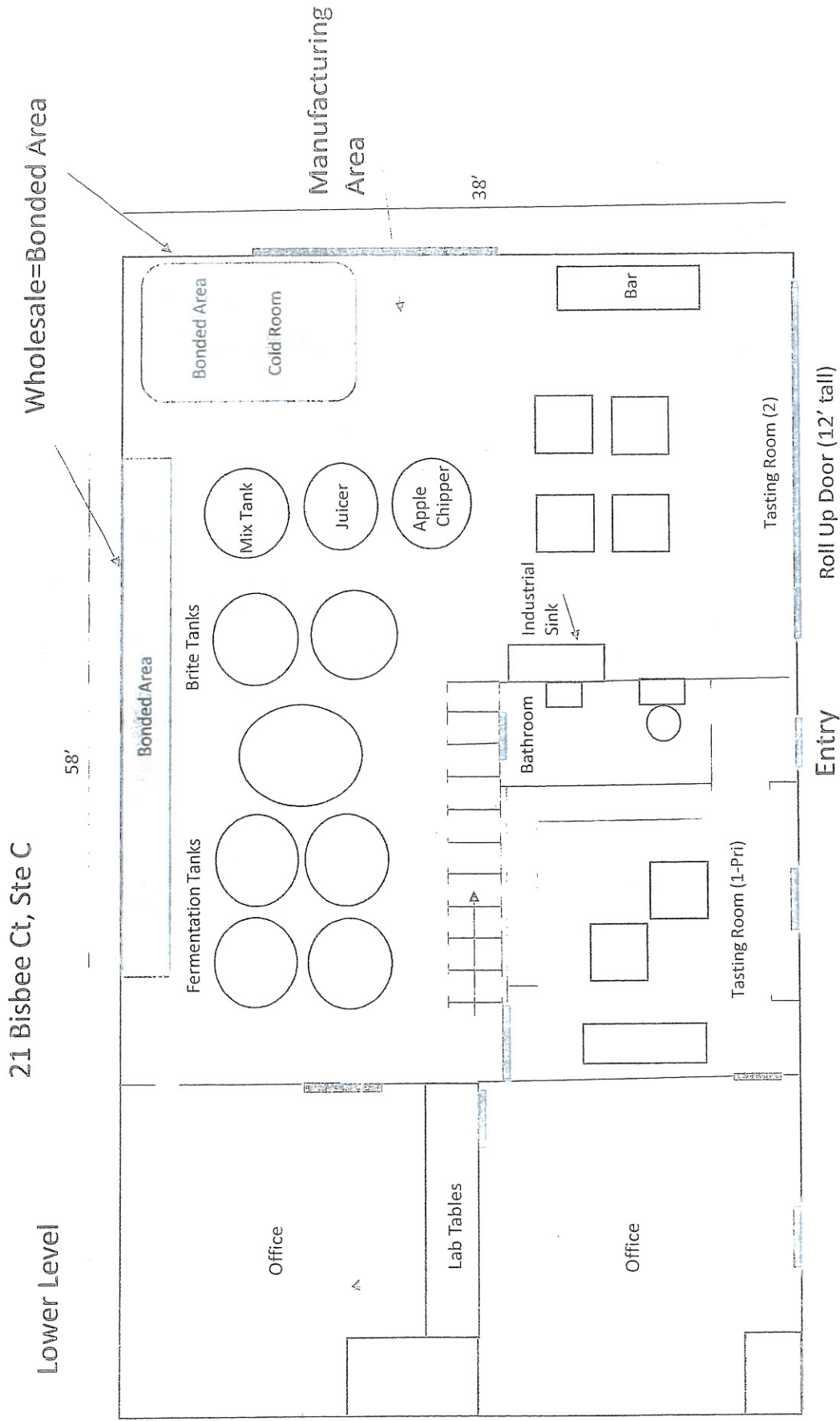


EXHIBIT

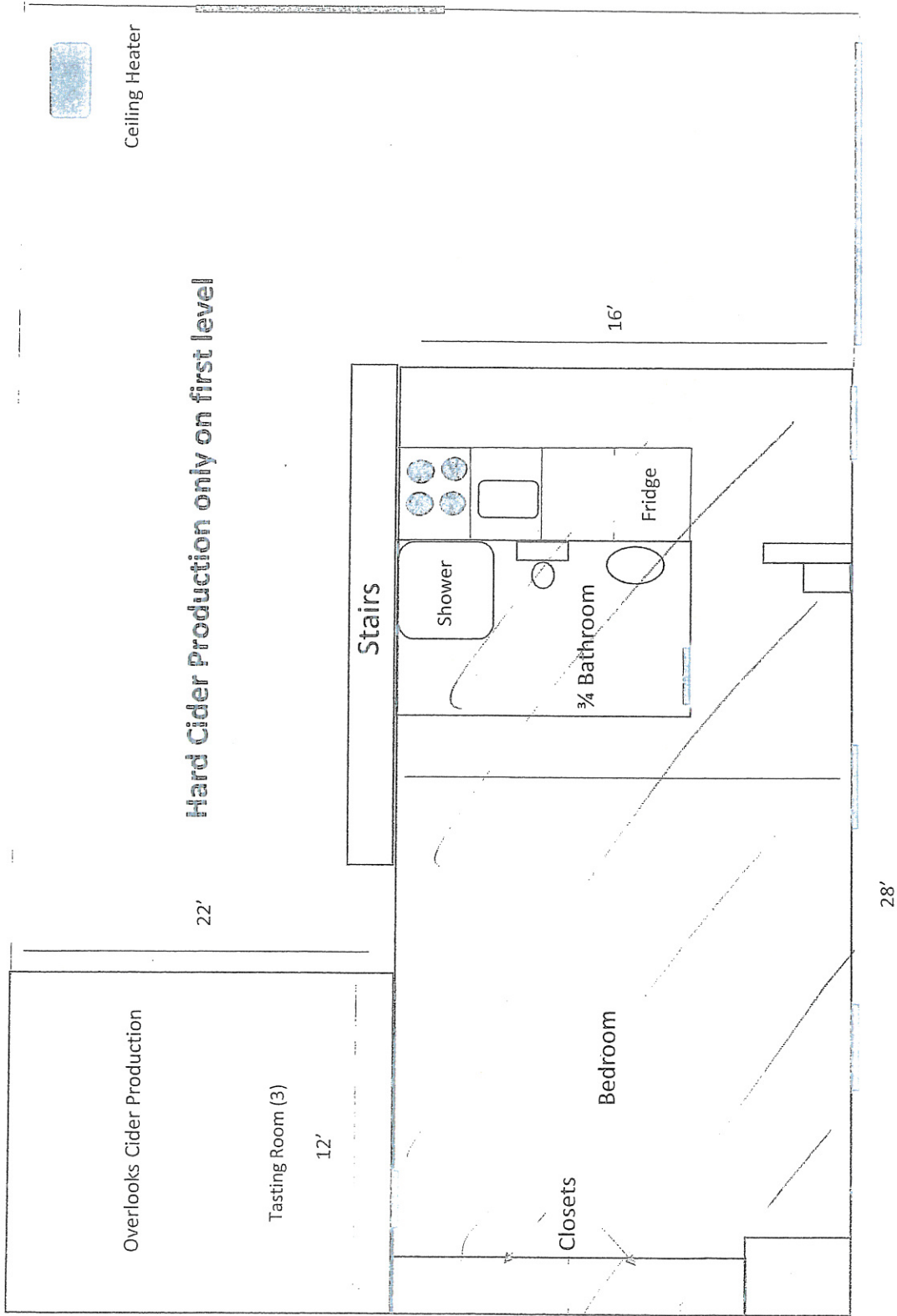
4



46 NB-15



NB-16



Upper Level
Sq Footage: 712'

NB-17

